

Parsonage Way, Linton, CB21 4YL

CHEFFINS

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# Parsonage Way

Linton,
CB21 4YL

3 2 1

## Guide Price £425,000

- Village Location
- Detached
- Driveway & Garage
- Three Bedrooms
- Shower Room to Master
- Conservatory



A modern detached three bedroomed home situated in a popular village location within easy access to major research campuses south of Cambridge. The property enjoys well proportioned accommodation together with an enclosed rear garden, off-street parking and garage. No upward chain.















## LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

## GROUND FLOOR

### ENTRANCE HALL
Entrance door, staircase rising to the first floor with understairs cupboard beneath, doors to adjoining rooms.

### CLOAKROOM
Comprising pedestal wash basin, low level WC and obscure glazed window to the rear aspect.

### SITTING ROOM
Dual aspect with window to the front together with French doors to the rear.

### KITCHEN/DINING ROOM
Fitted with base and eye level units with worktop over, gas hob with electric oven beneath and overhead extractor, spaces for a fridge freezer and washing machine, window to the front aspect. French doors into:-

### CONSERVATORY
French doors with access to the garden and windows to rear and side aspects.

## FIRST FLOOR

### LANDING
Window to the rear aspect doors to airing cupboard and adjoining rooms.

### BEDROOM 1
Window to the rear aspect and fitted wardrobe. Door to:-

### SHOWER ROOM
Comprising ceramic pedestal wash basin, low level WC, shower enclosure and obscure glazed window to the front.

### BEDROOM 2
Window to the front aspect.

### BEDROOM 3
Window to the front aspect and fitted wardrobe.

### BATHROOM
Recently refurbished suite comprising pedestal wash basin, low level WC, panel bath with overhead shower, part-tiled walls, heated towel rail and obscure glazed window to the front aspect.

### OUTSIDE
A path with adjoining garden to both sides lead to the front door together with a block paved driveway running to the garage. The rear garden features a paved terrace, perfect for al fresco entertaining with the remainder being laid to lawn with hedges. shrubs and flowers bordering together with a side gate.

### GARAGE
Fitted with an up and over door, power and lighting connected.

### AGENT'S NOTES
The kitchen image has been AI enhanced for illustrative purposes only.

### VIEWINGS
By appointment through the Agents.

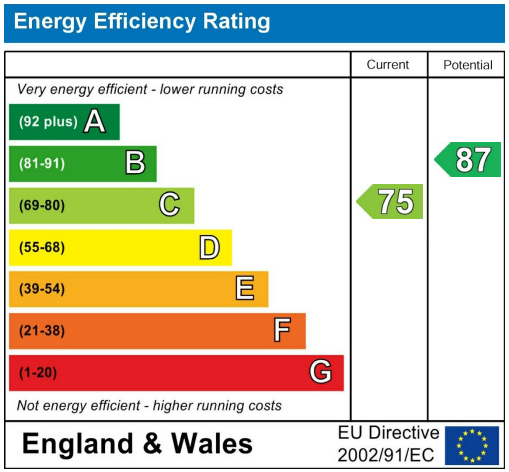








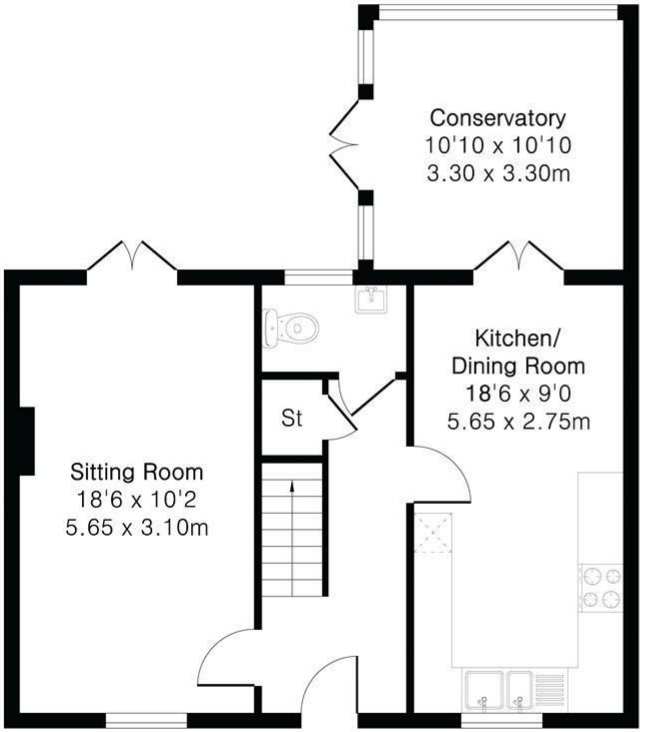




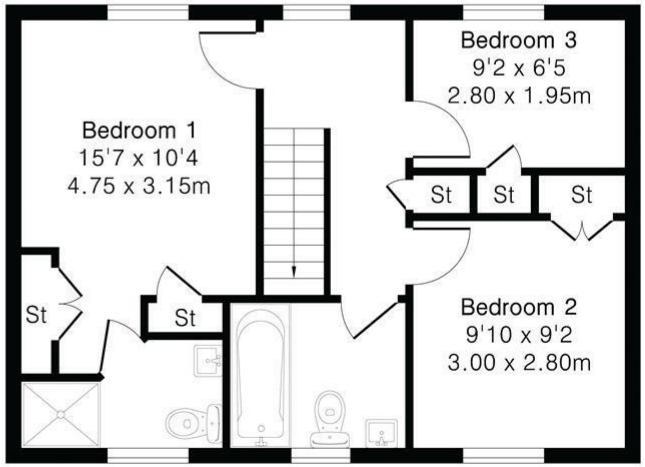

# Approximate Gross Internal Area 1097 sq ft - 102 sq m

Ground Floor Area 608 sq ft – 57 sq m

First Floor Area 489 sq ft – 45 sq m




Ground Floor




First Floor

Guide Price £425,000
Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.